



**Snohomish County**  
**Planning and Development Services**

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County Executive

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M/S #604  
3000 Rockefeller Avenue  
Everett, WA 98201-4046

March 8, 2012

Dear Reader and Interested Citizen:

Addendum No. 32 to the Final Environmental Impact Statement (FEIS) for the Snohomish County GMA Comprehensive Plan 10-Year Update, issued on March 8, 2012, has been prepared by Snohomish County Planning and Development Services. This addendum provides additional environmental information on the anticipated impacts from the proposed GPP9 amendments to the General Policy Plan (GPP) included in county council's Amended Motion 10-186 establishing the initial list of county-initiated amendments.

This addendum adds further information to the analysis contained in the DEIS and the FEIS to the 10-Year Update of the Comprehensive Plan in 2005. The document contains additional environmental information related to the proposed amendments to the land use chapter of the GPP. It does not identify detailed project impacts. Specific project actions will require further detailed environmental review as they are considered for implementation.

Review of the proposed ordinance for these proposed amendments will occur at a public hearing before the Snohomish County Planning Commission scheduled for March 27, 2012, and at a subsequent briefing and public hearing before the Snohomish County Council. The proposed ordinance and other related documents may be accessed through the Planning Commission's website on its agenda for the public hearing.

We invite you to comment on these proposed amendments during the County review process. If you have any questions concerning this addendum or the proposed amendments, please contact Will Hall at (425) 388-3494.

Sincerely,

Clay White, Director  
Planning and Development Services

**ADDENDUM NO. 32  
TO THE  
FINAL ENVIRONMENTAL IMPACT STATEMENT  
FOR THE SNOHOMISH COUNTY  
GMA COMPREHENSIVE PLAN  
10-YEAR UPDATE**

**Adoption of Amendments to the General Policy Plan  
of the Snohomish County GMA Comprehensive Plan  
Related to Transfer of Development Rights (GPP9)**

**Prepared Consistent with**

The Washington State Environmental Policy Act of 1971  
Chapter 43.21C Revised Code of Washington  
Chapter 197-11, Washington Administrative Code  
Snohomish County Code Title 30



**Snohomish County Planning and Development Services**

**Date of Issuance: March 8, 2012**

## FACT SHEET

<b>Project Title:</b>	GMA Comprehensive Plan (GMACP) General Policy Plan (GPP) amendments related to Transfer of Development Rights (TDR) (GPP9)
<b>Proposed Non-Project Action:</b>	The proposed non-project action is the adoption by the Snohomish County Council of amendments to the policies of the Snohomish County GMACP.
<b>Purpose of the EIS Addendum:</b>	<p>This addendum adds information relating to the non-project programmatic county action described above. This information does not result in any new significant adverse environmental impacts and does not change the analysis or the conclusions of previously identified significant impacts of the alternatives to the county's GMACP within the previously issued SEPA documents dated May 5, 2004, (Draft EIS) and December 13, 2005, (Final EIS).</p> <p>This addendum is being issued in accordance with WAC 197-11-625 and WAC 197-11-630. The adopted environmental documents listed herein, together with this addendum, meet Snohomish County's environmental review needs for the current proposed amendments.</p>
<b>Description of Proposal:</b>	<p>Consider proposed amendments to the policies of the Snohomish County GMACP General Policy Plan (GPP) Land Use Chapter that would create a countywide incentive program for conserving agricultural and forest land. The program is called "Transfer of Development Rights" (TDR) and is labeled GPP9. The program would allow owners of farm and forest land in designated sending areas to voluntarily sever their rights to develop land from the land itself. Then they can sell the development rights and continue to own and use the land for purposes other than development. The development rights can be used in designated receiving areas to allow development at a higher density than what would be allowed by the base zoning in place before the effective date of the new TDR program. The receiving areas can be developed without participating in the TDR program only up to the density allowed by the base zoning in place on the effective date of the new program. The proposed ordinance:</p> <ol style="list-style-type: none"><li>1. Amends the Urban Growth Areas section to designate all future UGA expansions as TDR receiving areas.</li><li>2. Amends the Centers section to designate all designated Urban Centers as TDR receiving areas and to require development in Urban Centers to be consistent with TDR policies.</li><li>3. Amends the Rural Lands section to make conservation of resource land one of the goals of rural clusters, to make participation in the TDR program a requirement for the rural cluster density bonus, to allow owners of qualifying rural land to opt into the TDR program and have their land redesignated as resource land, and to delete an obsolete policy that says to consider options like TDR for preserving rural farmlands.</li></ol>

4. Amends the Agricultural Lands section to allow lands to be added to the commercial farmland designation as part of the TDR program if they are at least 5 acres, and to replace an obsolete policy that called for study of TDR with a policy that says TDR shall be one method of offsetting losses of agricultural land.
5. Amends the Forest Lands section to allow islands at least 40 acres in size to be designated Commercial Forest land if permanently protected from residential development through the TDR program and to not designate as Forest Transition Area ("FTA") land that is permanently protected from residential development through the TDR program.
6. Amends the Transfer and Purchase of Development Rights section to update the introduction to reflect recent studies and the new countywide program, replace the detailed policies for the Arlington pilot program with a new set of policies establishing a countywide TDR program, and add policies for continuing the Arlington pilot program and administering it independently of the countywide TDR program. Under the proposed countywide program, all designated farm and forest land is designated as a TDR sending area, and owners of qualifying rural land can opt into the program and have their land redesignated. TDR credits are issued in exchange for a conservation easement eliminating the potential for residential development on at least five acres of land. The number of TDR credits is based on the number of existing lots over 5,000 square feet plus credits for additional undeveloped land based on a specified minimum lot area for each eligible land use designation. All cities, urban centers, UGA expansions, upzones, rural clusters with bonus density, and rural conservation villages are designated as receiving areas. The TDR program is voluntary in both the sending area and in the receiving area. Development in receiving areas is allowed at the density allowed by the current base zoning without participating in the TDR program. Increased density in receiving areas is allowed only through participation in the TDR program. The number of additional units allowed for each TDR credit depends on the designation of the sending area and the type of receiving area, and ranges from one additional unit in a rural cluster subdivision for each non-agricultural TDR credit up to eight additional units in multi-family urban developments for each agricultural TDR credit. New policies also seek to preserve receiving area capacity when areas are annexed by cities, create a system for administering the TDR program, and encourage cities to participate in the regional TDR program.
7. Amends the Future Land Use Map section to update the TDR sending area overlay to apply only to the Arlington pilot program and to eliminate the TDR receiving area overlay because the receiving area has been annexed into Arlington and is no longer in county jurisdiction.

**Location of Proposal:** Unincorporated Snohomish County.

**Action Sponsor Lead Agency:** Snohomish County Department of Planning and Development Services  
3000 Rockefeller Avenue, M/S #604  
Everett, Washington 98201-4066

**Required Approval Review:** Snohomish County Council – adoption of ordinance  
Washington State Department of Commerce – coordination of state comments

**Circulation and Comment:** This addendum, or notice of availability, is being sent to all recipients of the previously issued Draft and Final EIS for the 10-Year Update of the GMA Comprehensive Plan as required by WAC 197-11-625. No comment period is required for this addendum under WAC 197-11-502(8)(c).

**The EIS Addendum is available by contacting:** Will Hall, Legislative Analyst  
Snohomish County Council  
3000 Rockefeller Ave., M/S #609  
Everett, Washington 98201  
Phone: (425) 388-6416

The proposed GPP9 TDR amendments are also available for viewing at the Planning and Technology Division of the Snohomish County Department of Planning and Development Services (County Administration Building West, 2nd Floor) and on the county's website. Visit [www.snoco.org](http://www.snoco.org) and type "Plans and Reports" in the search box and select Environmental Documents.

**Date of Issuance:** March 8, 2012

**Responsible Official:** Clay White, Director  
Snohomish County Planning and Development Services  
3000 Rockefeller Avenue, M/S #604  
Everett, Washington 98201-4066

Signature   
Clay White, Director

## **ENVIRONMENTAL REVIEW**

### **Overview:**

The adoption of amendments to the GMA Comprehensive Plan is a non-project action under the Washington State Environmental Policy Act (SEPA). This Addendum is not intended to satisfy individual project action SEPA requirements (the review needed for a future site-specific land use or building permit application). This Addendum does not significantly change the analysis of impacts and alternatives contained in the Environmental Impact Statement (EIS) prepared in 2005 for the GMA Comprehensive Plan, nor does it identify new or significantly different impacts.

### **Prior Environmental Review**

The county published the EIS for the county's updated GMA Comprehensive Plan in 2005, in accordance with the review cycle required by the Growth Management Act (GMA). The Draft EIS was issued on May 5, 2004, and the Final EIS was issued on December 13, 2005. The elements of the environment addressed in both of these EIS documents included elements of both the natural and built environment: earth, air, water, plants and animals, energy and natural resources, environmental health, population and employment, land and shoreline use, transportation, public services, and utilities.

### **EIS Addendum**

The proposed revisions will not change any existing land uses or their impacts. The proposed revisions will, if enacted, provide a voluntary incentive program to conserve designated farm and forest land. Additional environmental review will occur if program implementation will result in substantive environmental impacts.

According to the SEPA Rules, an Addendum to an EIS provides additional analysis and/or information about a proposal or alternatives where their significant environmental impacts have been disclosed and identified in a previous environmental document (WAC 197-11-600(3)(b)(ii)). An Addendum is appropriate when the impacts of the new proposal are the same general types as those identified in the prior document, and when the new analysis does not substantially change the analysis of significant impacts and alternatives identified in the prior environmental documents (WAC 197-11-600(4)(e), WAC 197-11-706).

This Addendum to the GMA Comprehensive Plan EIS is being issued pursuant to WAC 197-11-625 to meet the county's SEPA responsibility. The GMA Comprehensive Plan EIS evaluated plan alternatives and impacts that encompass the same general policy direction, land use patterns, and environmental impacts that are expected to be associated with the proposed amendments identified in this Addendum.

No additional significant impacts beyond those identified in the county's EIS for the 10-Year Update are expected to occur. No additional programmatic level environmental review will be required to the extent that the existing environmental documents listed in this addendum or other published documents have analyzed such changes.

## **Distribution List**

### **Federal Agencies**

U.S. Natural Resource Conservation  
U.S. Environmental Protection Agency  
U.S. Fish and Wildlife Service  
U.S. Army Corps of Engineers  
U.S. Department of Housing and Urban Development  
U.S. Department of Agriculture, Forest Service  
National Marine Fisheries Service

### **State Agencies**

Department of Fish & Wildlife  
Department of Ecology  
Department of Natural Resources  
Department of Commerce  
Department of Agriculture  
Parks and Recreation Commission  
Department of Transportation

Department of Health  
Department of Social and Health Services  
WA State Energy Office  
Office of Archaeology and Historical Preservation  
Department of Transportation, Northwest Region

### **Regional Agencies and Interest Groups**

Puget Sound Water Quality Authority  
Puget Sound Air Pollution Control Agency

Puget Sound Regional Council  
Sound Transit

### **Snohomish County Agencies and Interest Groups**

Snohomish County Department of Public Works  
Snohomish County Surface Water Management  
Snohomish County Parks and Recreation Department  
Economic Development Council of Snohomish County  
Snohomish County/Camano Island Board of Realtors  
Snohomish County Conservation District  
Community Transit  
Pilchuck Audubon Society  
So. Co. Preservation Assn.  
Snohomish Arlington Trail Coalition  
CARD  
Brentwood Neighborhood Assn.  
So. Sno. Co. Chamber of Commerce  
Wandering Creek Homes  
152nd St. Neighborhood Coalition  
Forgotten Citizens So. Sno. Co.  
Arlington Heights Comm.  
Jordan Road Citizens  
Little Bear Cr. Protective Assn.  
Martha Lake Community Club  
McKee's Evergreen Beach  
Silver Lake Action Comm.  
Possession Bay Association  
196th Neighborhood Alliance  
Lund's Creek Water Watchers

Snohomish County Sheriff  
Snohomish County Solid Waste Division  
Housing Authority of Snohomish County  
Snohomish County Master Builders Council  
Snohomish Health District  
Snohomish Wetlands Alliance  
Futurewise  
Alderwood Community Council  
Kayak Pt. Citizens Group  
North Marysville Citizens  
Canyon Firs Homeowners Assn.  
Action Council for Esperance  
Professional Consultants  
Everett Transit  
DARAC  
Everett Chamber of Commerce  
Friends of Ricci Rd.  
Friends of Florence Acres  
Lake Stevens Clean Lake  
Martha Lake Homeowners  
Picnic Point Community  
Silver Lake Homeowners  
Kennard Corner Homeowners  
Council of Neighborhoods  
Newberg Organization

Crestline Estates Action  
Hat Island Community Inc.  
Concerned Citizens Sky Valley  
Evergreen Legal Services  
League of Women Voters

**Cities**

City of Arlington  
City of Brier  
City of Edmonds  
City of Gold Bar  
Town of Index  
City of Lynnwood  
City of Mill Creek  
City of Mountlake Terrace  
City of Snohomish  
City of Sultan  
City of Shoreline

**School Districts**

Arlington School District  
Edmonds School District #15  
Granite Falls School District  
Marysville School District  
Stanwood School District  
Lakewood School District  
Index School District  
Snohomish School District

**Fire Districts & Ports**

Fire District 1 South County  
Fire District 3 Monroe  
Fire District 5 Sultan  
Fire District 8 Lake Stevens  
Fire District 11 Silver Lakes  
Fire District 14 Stanwood  
Fire District 16 Lake Roesiger  
Fire District 17 Granite Falls  
Fire District 20 Lake Goodwin  
Fire District 22 Getchell  
Fire District 24 Darrington  
Fire District 26 Gold Bar  
Fire District 28 Index  
Port of Edmonds

**Neighboring Planning Departments**

Island County Planning Dept.  
Skagit County Planning Dept.

Edmonds Chamber of Commerce  
Thomas Lake Homeowners  
North Creek Rural Areas  
Smart Growth Campaign  
Agriculture Tomorrow

City of Bothell  
Town of Darrington  
City of Everett  
City of Granite Falls  
City of Lake Stevens  
City of Marysville  
City of Monroe  
City of Mukilteo  
City of Stanwood  
City of Woodinville  
Town of Woodway

Darrington School District  
Everett School District  
Lake Stevens School District  
Monroe School District  
Sultan School District  
Northshore School District  
Mukilteo School District

Fire District 4 Snohomish  
Fire District 7 Clearview  
Fire District 10 Bothell  
Marysville Fire District  
Fire District 15 Tulalip  
Fire District 18 Bryant  
Fire District 19 Silvana  
Fire District 21 Arlington  
Fire District 23 Robe  
Fire District 25 Oso  
Fire District 27 Hat Island  
Paine Field Fire District  
Port of Everett

King County Planning Dept.  
Chelan County Planning Dept.



**Tribes**

Muckleshoot Tribes  
Sauk/Suiattle Tribe

Tulalip Tribes  
Stillaguamish Tribe

**Utilities**

Alderwood Water District  
Lake Stevens Sewer District  
Olympic View Water and Sewer District  
Silver Lake Water and Sewer  
Olympus Terrace Sewer District  
Highland Water Assn.  
Seven Lakes Water Assn.  
Sky Meadow Water Assn., Inc.  
Puget Sound Energy

Cross Valley Water District  
King County-METRO  
Mukilteo Water District  
Cedar Lane Water Assn.  
Comcast  
Roosevelt Water Assn.  
Three Lakes Water Assn.  
Snohomish County PUD No. 1  
Cascade Natural Gas

**Newspapers**

The Herald  
Lake Stevens Journal  
Seattle Times-North Bureau  
Arlington Times  
Marysville Globe  
Mill Creek Enterprise  
The Edmonds Paper

Monroe Monitor  
Citizen Newspaper  
Enterprise Newspaper  
Seattle PI  
Snohomish County Tribune  
North Snohomish Weekly

**Libraries**

Arlington Library  
Lake Stevens Library  
Marysville Public Library  
Sno-Isle Regional Library  
Granite Falls Library  
Mill Creek Library  
Mountlake Terrace Library  
Stanwood Library  
Bothell Library

Brier Public Library  
Darrington Library  
Edmonds Public Library  
Everett Public Library  
Lynnwood Public Library  
Monroe Library  
Snohomish Public Library  
Sultan Library